



THE
A-TEAM

**RE/MAX
FIRST**

13223 LAKE CRIMSON Drive, Calgary T2J3K4

MLS®#: **A2155076** Area: **Lake Bonavista** Listing Date: **08/14/24** List Price: **\$830,000**
 Status: **Active** County: **Calgary** Change: **-\$20k, 22-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1972**
Lot Information
 Lot Sz Ar: **7,125 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,291**
 Low Sqft:
 Ttl Sqft: **1,291**

DOM

35
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Garden**
 Park Feat: **Additional Parking,Alley Access,Double Garage Detached,Driveway,Garage Door Opener,Garage Faces Rear,Paved,RV Access/Parking**

Utilities and Features

Roof: **Fiberglass** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **Central,Natural Gas** Flooring: **Carpet,Cork,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	41`8" x 66`11"	Dining Room	Main	30`2" x 25`11"
Bedroom - Primary	Main	44`0" x 36`5"	Bedroom	Main	29`6" x 41`0"
Bedroom	Main	26`3" x 44`0"	Walk-In Closet	Main	13`6" x 16`9"
5pc Bathroom	Main	26`3" x 20`1"	4pc Ensuite bath	Main	13`6" x 23`0"
3pc Bathroom	Basement	16`1" x 26`7"	Game Room	Basement	90`11" x 60`0"
Den	Basement	49`3" x 36`5"	Flex Space	Basement	36`5" x 42`4"
Kitchen With Eating Area	Main	47`7" x 45`11"	Mud Room	Main	22`0" x 19`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

1087LK

Remarks

Pub Rmks:

New Improved Price! Welcome to 13223 Lake Crimson Drive. A proud family home located on a huge corner lot in Lake Bonavista! Walking distance to 2 excellent schools and many playgrounds. This charming bungalow boasts a spacious layout with almost 1300 square feet on the main level, offering three bedrooms including a walk in closet and full bath in the master bedroom. A modern kitchen overlooking the beautiful backyard a family and dining room finish this level. The kitchen and bathrooms have been updated so the house is ready for your family to move in. In the fully finished basement, adding over a thousand square feet, the possibilities are endless with a huge rec room/living space, two large rooms that can be updated to add additional bedrooms, three piece bathroom, and additional storage space - ideal for larger families. Situated on a desirable corner lot, with a stunning SW facing backyard, this property not only provides ample parking but also holds exciting potential for converting the basement in to a second unit. There are many upgrades to enjoy with this home including a built-in sound system, heated floors, granite counter tops and marble tiles in the upstairs bathrooms, new windows, cork flooring in the basement, underground sprinkler system and a fibreglass roof. Living in Lake Bonavista means access to exceptional amenities including nearby parks, excellent schools, shopping, and of course full lake access all year round! Embrace the lake community lifestyle while enjoying the comfort and potential of this wonderful property. Don't miss out on the opportunity to make this versatile and welcoming house your new home!

Inclusions:

none

Property Listed By:

CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123